

Site Layout

Corridor Overlay Districts and Applicability of Standards

Building Orientation	Route 50- Amherst St.	Cedar Creek Grade	Pleasant Valley Rd. and Cort St.	National Ave.	Route 522- Fairmont Ave.	Routes 17- 50, 522- Millwood Ave.	Route 11-N. Loudoun St.	Route 11- Valley Ave.	Route 7- Berryville Ave.
Closest Building Maximum Setback	Require-85' (ex.with CUP)	Require-85' (ex.with CUP)	Require-85' (ex.with CUP)	Require-30' (ex.with CUP)	Require-50' (ex.with CUP)	Require-50' (ex.with CUP)	Require-50' (ex.with CUP)	Require-85' (ex.with CUP)	Require-85' (ex.with CUP)
Minimum 1st floor Footprint	Require-1,200sf	Require-1,200sf	Require-1,200sf	Require-600sf	Require-1,000sf	Require-1000sf	Require-1,000sf	Require-1,000sf	Require-1,000sf
Maximum 1st floor Footprint	Require-8,000sf (ex.with CUP)	Require-10,000sf (ex.with CUP)	Encourage-20,000sf	Encourage-2,500sf	Encourage-20,000sf	Encourage-20,000sf	Encourage-20,000sf	Encourage-50,000sf	Encourage-50,000sf
At least one Main Entrance Oriented Toward Street	Require	Require	Require	Require	Require	Require	Require	Require	Require
Maximum Height	35'	35'	35'	N/A	N/A	N/A	N/A	N/A	N/A

Site Access

Inter-Parcel Access	Require	Require	Require	Require	Require	Require	Require	Require	Require
Bikerack or Transit Stop (i.e. Shelter or Bench)	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Sidewalks between buildings to Adjacent Property	Require	Require	Require	Require	Require	Require	Require	Require	Require

Parking and Drivethru

Parking Located in Front or Corner Side Yard	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
More than 60' of off-street parking between bldg and street	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Increased Parking Setback (Front and Corner Side)	Require-15'	Require-15'	Require-15'	Encourage-15'	Encourage-15'	Encourage-15'	Encourage-15'	Encourage-15'	Encourage-15'
Max. limit on number of Drive-Thru lanes	Require- 2 (ex.with CUP)	Require-2 (ex.with CUP)	Require-2 (ex.CUP)	Encourage-2	Encourage-3	Encourage-3	Encourage-3	Encourage-4	Encourage-4
Drive-Thru Orientation to Front and Cornerside	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)	Prohibited (ex.with CUP)

Other

Outdoor Display Visible from Street	Prohibited	Prohibited	Prohibited	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Cellular towers (Lattice-type structures)	Prohibited	Prohibited	Prohibited	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage

Structure

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Design Cont.

Corridor Overlay Districts and Applicability of Standards

Accessory Structures

	Route 50- Amherst St.	Cedar Creek Grade	Pleasant Valley Rd. and Cork St.	National Ave.	Route 522- Fairmont Ave.	Routes 17, 50, 522- Millwood Ave.	Route 11-N. Loudoun St.	Route 11- Valley Ave.	Route 7- Berryville Ave.
Compatible Style, Color, and Materials with Main Structure(s)	Require	Require	Require	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Placement of Utilities and Support Equipment in Rear Yard	Require	Require	Require	Require	Require	Require	Require	Require	Require
Dish Antennas/Cell Panels not visible from Street	Require	Require	Require	Require	Require	Require	Require	Require	Require

Signs

Internal Illumination	Prohibited	Prohibited	Prohibited	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
If Internally lit, then dark background w/ light letters	N/A	N/A	N/A	Require	Require	Require	Require	Require	Require
Freestanding sign structure compatible w/ building materials/colors	Require	Require	Require	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Maximum sign Height	Require- 6'	Require-10'	Require- 6'	Require- 6'	Encourage- 15'	Encourage- 15'	Encourage-15'	Encourage-20'	Encourage-20'
Roof-mounted signs	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Temporary and Portable signs	Prohibited	Prohibited	Prohibited	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Banners/Pennants	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited

Lighting

Bldg-mounted wallpak lighting of parking areas	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Parking lot light pole maximum height	Require-20'	Require-20'	Require-20'	Require-16'	Require-24'	Require-24'	Require-24'	Require-30'	Require-30'
Ornamental Parking Lot Lighting poles/fixtures	Require	Require	Require	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage

Fencing & Walls

Chain Link Fence located in Front & Cornerside Yard	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Chain Link Fence Visible from Street	Prohibited	Prohibited	Prohibited	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Limestone Walls Preserved	Require	Require	Require	Require	Require	Require	Require	Require	Require
New walls made of stone or brick	Require	Require	Require	Require	Require	Require	Require	Require	Require

Notes: These recommendations as to the applicability of the design criteria to each of the corridors are from Planning Commissioner input during the 10/12/04, 10/19/04, 11/30/04, 12/07/04, 12/14/04, 12/21/04, 1/4/05, 1/25/05, and 2/1/05 worksessions

CUP=Conditional Use Permit

Updated - 2/11/05